Darley Dale Town Council

The Whitworth
Station Road
Darley Dale
Derbyshire
DE4 2EQ

Tel: 01629 735248
Web: darleydale.gov.uk
Clerk: Jason Hedley

Minutes of the Darley Dale Town Council Planning Meeting Monday 13th October 2025.

Present at the meeting were Town Councillors J Farmer, J Wilson, J Bishop, W Godber & Town Clerk J Hedley.

1. **Apologies for absence** – Town Cllrs D Wheeler, D Chapman. District Cllr R Shelley.

2. **Variations of order of business** – To move item 4 (late submissions) into item 7.

3. **Declaration of members' interests** – Cllr Farmer declared a non-pecuniary interest in application 25/00886/FUL.

4. **Late submissions** – 25/00760/FUL and T/25/00137/TPO

5. **Minutes of previous meeting** –
   It was **RESOLVED** to approve the minutes of the September 2025 meeting.

6. **Public participation** – None.

7. **To consider/re-consider the following planning applications:**

- **25/00886/FUL: Mr Richard Whiteside**
  DEVELOPMENT: Proposed conservatory and bathroom extension.
  LOCATION: Hill Crest Farley Hill Matlock Derbyshire DE4 5LT
  It was **RESOLVED** to submit a recommendation of **NO OBJECTION**.

- **25/00760/FUL: Mr Nicholas Russel**
  DEVELOPMENT: Proposed erection of dwelling house with associated garage and erection of stores and builders' workshop with associated demolition.
  LOCATION: Red House Stables Old Road Darley Dale Derbyshire DE4 4ER

  After due consideration councillors felt unable to draw a conclusion due to the lack of detail on the submitted drawings. Councillors felt more detail should have been submitted on the following:
  i. Drainage
  ii. Sewage
  iii. Sustainability
  iv. Utilities

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Councillors also felt that the drawings failed to provide an accurate scale. There were reservations over the accuracy of the submitted boundary lines as the map is an Ordnance Survey block plan and not a Land Registry document showing ownership.

- **T/25/00137/TPO: Mr Peter Geall**
  PROPOSAL: Fell 2no. Larch tree, fell 2no. unknown species and remove 2 large branches of 1no. Larch tree.
  LOCATION: Saunters Nook Hallmoor Road Darley Dale.

  It was **RESOLVED** to defer to the expertise of the District Tree Officer.

8. **General updates** –

i. Local Plan Review:
Cllr Wilson updated councillors on what he felt were inaccuracies and inconsistencies in the proposed DDDC review of the Local Plan.

DDDC Planning Policy Manager (Mike Hase) has acknowledged some errors in the report and has committed to correcting them in the final version of the document.

ii. Farley Moor: Nothing new to report.

iii. Stancliffe Homes development on Old Hackney Lane for 37 houses has been granted permission under appeal by the Planning Inspectorate on 8th October 2025. (Appeal ref: APP/P1045/W/25/3361297).

9. **Date of the next meeting** – 17th November 2025.